

Seacliff Plantation Community Association

**Minutes**

Annual Meeting

Lehua Room, Prince Club House

Princeville, Kauai, Hawaii

Tuesday, January 23, 2001

1. The meeting was called to order at 5:15 PM. The start of the meeting was delayed from 4 PM until the Secretary could affirm a quorum was present, in person or by proxy.
2. Present: Rick Jones                      Jim O'Connor                      Simon Potts  
                  Crystal Jones                      Mary O'Connor                      Peter Somers  
                  Elizabeth Freeman                      Michelle Hughes                      Adele Sher  
                  Ileana Carreno                      Darta Hollands                      Richard Duffy  
By Proxy:  
                  Stevenson                      McKibben                      Oppenheimer  
                  McConnell                      Hromoko                      Campos
3. Rick Jones gave the President's Report. Rick summarized the progress the board made during the past year. Simon Potts was thanked for his help with the landscaping improvements. These improvements were in excess of the 2000 budget, however the Board felt the results justified the expenditure ahead of schedule. Rick felt that the 2001 Board should assume a "care taker" role, preserving the last several years improvements while improving the Association's reserve. Rick noted the resignation of Larry Eron and the appointment of Bill Stevenson to fill out his term.
4. The minutes of the January 25, 2000 Annual Meeting were approved.
5. Peter Somers presented the Secretary's report. The annual State of the Association report was distributed and discussed. Signature pages and a summary of the CC&R's change were distributed for those present who had not yet signed the 4th Amendment. Dolly Wijas arrived later in the meeting to notarize the documents. Similar documents will be mailed to members not present who have not yet signed. A measure was introduced and approved by voice vote to change the start time of the next annual meeting to 5:30 PM.
6. Peter Somers gave the Audit Committee report. Mike Latif was the other member of the audit. No discrepancies from the Manager's financial report were found. Michelle Hughes felt the reserve funds should be in some interest bearing account. There was a general agreement to this and Rick Jones said he would insure that the reserve fund were in a CD or money market account. Rick Jones commented on the number of past due members and promised legal action, including foreclosure if necessary, to bring the member's assessments up to date. Rick pointed out that the Association's Reserve would be double, \$30,000, if members were current.

7. Jim O'Connor gave the Manager's report plus an update on the lot 26 plans. Jim noted a sizable increase in Seacliff property values since the improvements were completed. Jim talked about upcoming building plans within Seacliff and new properties on the market. Jim reported with sorrow, the passing of our member, George Atwood on Christmas day. New Seacliff Estates, a group represented by Jim purchased the remaining properties of Fred Rechberger, including lot 26, bordering Iwalani Way and Pali Moana Place. Lot 26 would be annexed into Seacliff and an application made to the county for approval for 8 or 9 subdivision units. 3 or 4 of these units would be transferred from the crater side of Makana'ano Place. The Board has offered Jim the same startup assessment relief as it offered to the former owner, Fred Rechberger. Crystal Jones asked Jim if a pedestrian / equestrian right of way or path could be made onto Kahili Quarry Road allowing Seacliff residents a shortcut to the beach. Jim O'Connor thought this was a good idea and promised to include this. Jim also reported that land from lot 26 adjacent to the corner of Kahili Quarry and Kilauea (Lighthouse) Roads is scheduled to County of Kauai as a public park.
8. Peter Somers presented the 2001 budget and 2000 expenditure report He noted the \$10,000 over budget expenditure for landscaping improvements, but felt through Simon Potts volunteer efforts the Association received a \$25,000 job. A \$4,000 increase in the maintenance budget for the new landscaping was the only significant increase in the 2001 budget.
9. Peter Somers read a letter from Peter C. Miller, Esq. regarding the Kahili Quarry Road suit conclusion. An Easement will be recorded in favor of all Seacliff members, a settlement which Mr. Miller feels brings this issue to "a totally favorable conclusion". Several Board Members felt recovering the several thousand of so dollars expended would be an even more favorable outcome. Jim O'Connor reported that the road is now owned by Kauai Mortgage Investors, successor to Pali Moana Corporation, the developer of Seacliff. The Road will be paved for the first 2000 feet for access into Ben Bollag's former property, with the rest on the road left unimproved. The Kilauea community had requested the road be left unimproved to discourage traffic.
10. The Election of the Board of Directors and Design Review Committee were held. Bill Stevenson was nominated from the floor for Design Committee. No floor nominations were received for Board. Ileana Carreno, Rick Jones, and Colleen Romano were elected to the Design Committee, with Bill Stevenson as Alternate. Rene Campos, Rick Jones, Jorgen Lien, Jim O'Connor, and Peter Somers were elected unopposed to the Board of Directors.
11. The date of the next annual meeting was set for Tuesday, January 22, 2002 at 5:30 PM. Mary O'Connor was thanked for her efforts in arranging the meeting and the excellent refreshments. The Prince Club House was suggested as a favorable site for next year's meeting.
12. There was no new business presented.
13. The Meeting was adjourned at 7:30 PM.